

**PB# 90-38**

**ECOLOCHEM SD**

**4-3-17.4**

ECOLOCHEM SUBDIVISION (HELMER) #90-38  
WEMBLY RD. (TECTONIC & KENNEDY)

Withdrawn 5/6/96

# General Receipt

11552

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of

Lectronic Engineering Consultants 25.00

Aug. 9 19 90

Twenty-five and 00

DOLLARS

For

P.B. Application Fee #90-38 00

DISTRIBUTION.

| FUND            | CODE | AMOUNT       |
|-----------------|------|--------------|
| <u>CP# 5007</u> |      | <u>25.00</u> |
|                 |      |              |
|                 |      |              |

By

Pauline M. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

# General Receipt

11551

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of

Town Clerk

\$ 1,600.

Aug 9 19 90

One Thousand Six hundred 00

DOLLARS

For

P.B. #90-38 Colocated, Inc. Subdivision  
Escrow

DISTRIBUTION.

| FUND             | CODE | AMOUNT             |
|------------------|------|--------------------|
| <u>CP# 12406</u> |      | <u>\$ 1,600.00</u> |
|                  |      |                    |
|                  |      |                    |

By

Amelia  
Capthell

Title

Williamson Law Book Co., Rochester, N. Y. 14609

|          |  |       |
|----------|--|-------|
| CR# 5007 |  | 25.00 |
|          |  |       |
|          |  |       |

By William S. Conner  
Town Clerk  
 Title

**General Receipt**

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

11551

Received of Town Clerk Aug 9 19 90  
\$1,600.00

One Thousand Six hundred 00 DOLLARS

For P.B. #90-38 Colocant, Inc. Substitution  
Escrow

DISTRIBUTION.

| FUND      | CODE | AMOUNT     |
|-----------|------|------------|
| CR# 12406 |      | \$1,600.00 |
|           |      |            |
|           |      |            |

By James  
Capthell  
 Title

6/12/95  
 Waiting for Eng fees

County File No.....NWT..27-90 .

**COUNTY PLANNING REFERRAL**

(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of ..William Helmer.....  
for a ..4..lot..Non-residential..Subdivision..... Route 207.....  
County Action: ..returned for Local Determination.....

**LOCAL MUNICIPAL ACTION**

The Above-cited application was:

Denied ..... Approved .....

Approved subject to County recommendations

.....  
(Date of Local Action)

.....  
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.



America the Beautiful USA 15

**ORANGE COUNTY DEPARTMENT OF PLANNING  
AND DEVELOPMENT**

**124 Main Street  
Goshen, N.Y. 10924**

MEMORANDUM

TO: MARK EDSALL, P.E.,  
PLANNING BOARD ENGINEER

MICHAEL BABCOCK,  
BUILDING INSPECTOR

FROM: RICHARD D. MC GOEY, P.E.,  
ENGINEER FOR THE TOWN

DATE: SEPTEMBER 10, 1992

SUBJECT: ECOLOCHEM SUBDIVISION (TAX MAP #4-1-17.4)

Gentlemen:

Bill Helmer was in the office of the Supervisor on 9 September and requested that a letter be written to the Planning Board and Town Board releasing him of the obligation to post a \$212,000.00 performance bond for the extension of Executive Drive to Wembly Road as part of the Ecolochem Subdivision.

After review of our file, we find that this three or four lot subdivision did not receive approval and, therefore, there does not appear to be any requirement that the extension of Executive Drive be completed at this time.

Please notify our office as to your agreement in regard to the above prior to our writing a letter to the Town Board and Planning Board.

Very truly yours,

Richard D. McGoey, P.E.  
Richard D. McGoey, P.E.,  
Engineer for the Town

RDM:mlm

cc: George Green, Supervisor

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/07/96

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 90-38

NAME: SUBDIVISION OF LANDS FOR WILLIAM HELMER

APPLICANT: HELMER, WILLIAM

| --DATE-- | DESCRIPTION-----    | TRANS  | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|----------|---------------------|--------|-----------|-----------|-----------|
| 08/09/90 | 4 LOTS @400.00 EACH | PAID   |           | 1600.00   |           |
| 06/21/95 | P.B. ENGINEER FEE   | CHG    | 102.50    |           |           |
| 05/07/96 | RET. TO APPLICANT   | CHG    | 1497.50   |           |           |
|          |                     | TOTAL: | 1600.00   | 1600.00   | 0.00      |

*Please issue a check in  
the amount of \$1497.50 to:*

*William Helmer  
27 Central Drive  
Stony Point, N.Y. 10980*



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/07/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
W [Disap, Appr]

FOR PROJECT NUMBER: 90-38

NAME: SUBDIVISION OF LANDS FOR WILLIAM HELMER  
APPLICANT: HELMER, WILLIAM

| --DATE-- | MEETING--PURPOSE-----  | ACTION-TAKEN-----    |
|----------|--|----------------------|
| 05/06/96 | REC. LETTER OF WITHDRAWAL                                      | WITHDRAWN            |
| 08/22/90 | P.B. APPEARANCE  | L.A./NEG.DEC         |
| 08/22/90 | P.B. APPEARANCE CONTINUED                                      | WAIVE P.H.-NEED BOND |
| 08/22/90 | P.B. APPEARANCE CONTINUED                                      | APPROVED             |
| 08/22/90 | P.B. APPEARANCE CONTINUED                                      | SUB. TO BOND         |
|          | . BOND AMOUNT \$212,000.00 - 4% FEE OF \$8,480.00 TO BE POSTED |                      |

**WILLIAM F. HELMER**  
27 CENTRAL DRIVE  
STONY POINT, NEW YORK 10980

WJH May  
June 1, 1996

Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550  
Attn: Planning Board

Re: *Ecolochem Subdivision*  
P.B. #90-38

Gentlemen:

Please be advised that our application for the subject subdivision is hereby withdrawn. Ecolochem has decided to locate in Hartford, Connecticut rather than in the Town of New Windsor.

Kindly arrange to have the bond requirement for this subdivision removed from the records, give us a final accounting of fees and close this file.

We appreciate your cooperation regarding this matter.

Very truly yours,

  
William F. Helmer

WFH/cjh

c.c. Copy of Town Clerk's certificate regarding  
this subdivision dated 02/14/91

6/5/95 @

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ ~~50.00~~

ESCROW:

RESIDENTIAL:

\_\_\_ LOTS @ 150.00 (FIRST 4 LOTS).....\$   
\_\_\_ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$   
\_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

\*\*\*\*\*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ ~~50.00~~  
PRELIMINARY PLAT APPROVAL .....\$ ~~100.00~~  
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$   
FINAL PLAT SECTION FEE.....\$ ~~100.00~~  
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$

\*\*\*\*\*

RECREATION FEES:

\_\_\_ LOTS @ \$500.00 PER LOT .....\$

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ ~~102.50~~  
PLANNING BOARD ATTORNEY FEES.....\$ ~~X~~  
MINUTES OF MEETINGS.....\$ ~~X~~  
OTHER.....\$ ~~X~~

\*\*\*\*\*

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE:.....\$   
(INSPECTION FEE)

Due Applic: \$1,497.50

AS OF: 06/21/95

PAGE: 1

## HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 90- 38

|             |       |          |      |      |                         |       |      |       |        | -----DOLLARS----- |         |      |  |
|-------------|-------|----------|------|------|-------------------------|-------|------|-------|--------|-------------------|---------|------|--|
| TASK-NO     | REC   | --DATE-- | TRAN | EMPL | ACT DESCRIPTION-----    | RATE  | HRS. | TIME  | EXP.   | BILLED            | BALANCE |      |  |
| 90-38       | 41266 | 07/17/90 | TIME | MJE  | MC GATEWAY SUB          | 60.00 | 0.40 | 24.00 |        |                   |         |      |  |
| 90-38       | 41920 | 08/21/90 | TIME | MJE  | MC HELMER SUB           | 60.00 | 1.00 | 60.00 |        |                   |         |      |  |
| 90-38       | 41836 | 08/22/90 | TIME | MJE  | NH FINAL APPD           | 60.00 | 0.10 | 6.00  |        |                   |         |      |  |
| 90-38       | 41948 | 08/22/90 | TIME | MCK  | CL REV COM-HELMER MINOR | 25.00 | 0.50 | 12.50 |        |                   |         |      |  |
|             |       |          |      |      |                         |       |      |       | -----  |                   |         |      |  |
|             |       |          |      |      |                         |       |      |       | 102.50 |                   |         |      |  |
| 90-38       | 42043 | 08/31/90 |      |      | BILL INV 90-324         |       |      |       |        | -102.50           |         |      |  |
|             |       |          |      |      |                         |       |      |       |        | -----             |         |      |  |
|             |       |          |      |      |                         |       |      |       |        | -102.50           |         |      |  |
| 90-38       | 58449 | 10/30/92 | TIME | MJE  | GM APP WITHDRAWN BY LTR | 0.00  | 0.10 | 0.00  |        |                   |         |      |  |
|             |       |          |      |      |                         |       |      |       | =====  | =====             | =====   |      |  |
| TASK TOTAL  |       |          |      |      |                         |       |      |       | 102.50 | 0.00              | -102.50 | 0.00 |  |
| -----       |       |          |      |      |                         |       |      |       |        |                   |         |      |  |
| GRAND TOTAL |       |          |      |      |                         |       |      |       | 102.50 | 0.00              | -102.50 | 0.00 |  |

PLANNING BOARD FILE NUMBER: 90-38

MEMORANDUM FOR FILE

DATE: 8-29-95

On this date: Spoke to Bill Halmer - told him  
to send check for \$<sup>(S.P.)</sup>888.00 and he would  
be refunded his money for the sub. Escort

(n)

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/21/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-38

NAME: SUBDIVISION OF LANDS FOR WILLIAM HELMER  
APPLICANT: HELMER, WILLIAM

| --DATE-- | DESCRIPTION----- | TRANS  | AMT-CHG | AMT-PAID | BAL-DUE |
|----------|------------------|--------|---------|----------|---------|
| 08/09/90 | APPLICATION FEE  | CHG    | 25.00   |          |         |
| 08/09/90 | APPLICATION FEE  | PAID   |         | 25.00    |         |
|          |                  | TOTAL: | 25.00   | 25.00    | 0.00    |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/21/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW ACCOUNT

FOR PROJECT NUMBER: 90-38

NAME: SUBDIVISION OF LANDS FOR WILLIAM HELMER  
APPLICANT: HELMER, WILLIAM

| --DATE-- | DESCRIPTION-----    | TRANS  | AMT-CHG | AMT-PAID | BAL-DUE  |
|----------|---------------------|--------|---------|----------|----------|
| 08/09/90 | 4 LOTS @400.00 EACH | PAID   |         | 1600.00  |          |
|          |                     | TOTAL: | 0.00    | 1600.00  | -1600.00 |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/21/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-38

NAME: SUBDIVISION OF LANDS FOR WILLIAM HELMER  
APPLICANT: HELMER, WILLIAM

|      | ISS-DATE | AGENCY-----  | RESP-DATE | ACTION-----         |
|------|----------|--|-----------|---------------------|
| ORIG | 08/09/90 | MUNICIPAL HIGHWAY  | 08/10/90  | SUPERSEDED BY REV1  |
| ORIG | 08/09/90 | MUNICIPAL WATER  | 08/10/90  | APPROVED            |
| ORIG | 08/09/90 | MUNICIPAL SEWER  | 08/10/90  | SUPERSEDED BY REV1  |
| ORIG | 08/09/90 | MUNICIPAL SANITARY   | 08/09/90  | APPROVED            |
| ORIG | 08/09/90 | MUNICIPAL FIRE   | 08/10/90  | SUPERSEDED BY REV1  |
| ORIG | 08/09/90 | PLANNING BOARD ENGINEER  | 08/10/90  | SUPERSEDED BY REV1  |
| REV1 | 08/10/90 | MUNICIPAL HIGHWAY  | / /       |                     |
| REV1 | 08/10/90 | MUNICIPAL WATER  | 08/14/90  | APPROVED            |
| REV1 | 08/10/90 | MUNICIPAL SEWER  | / /       |                     |
| REV1 | 08/10/90 | MUNICIPAL SANITARY   | 08/10/90  | APPROVED            |
| REV1 | 08/10/90 | MUNICIPAL FIRE   | 08/15/90  | APPROVED            |
| REV1 | 08/10/90 | PLANNING BOARD ENGINEER  | / /       |                     |
| ORIG | 08/14/90 | O.C. PLANNING DEPT.<br>. PLAN WAS SENT TO O.C. PLANNING BY APPLICANT | 08/14/90  | LOCAL DETERMINATION |

PLANNING BOARD FILE NUMBER: \_\_\_\_\_

MEMORANDUM FOR FILE

DATE: March 7, 1994

On this date: I spoke to Bill Helmer and  
asked him if he would resubmit the letter  
of withdrawal with a current date. He  
said he would.

(m)



**WILLIAM F. HELMER**

27 CENTRAL DRIVE

STONY POINT, NEW YORK 10980

October 30, 1992

Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550  
Attn: Planning Board

Re: Ecolochem Subdivision  
P.B. #90-38

Gentlemen:

Please be advised that our application for the subject subdivision is hereby withdrawn. Ecolochem has decided to locate in Hartford, Conn. rather than in the Town of New Windsor.

Kindly arrange to have the bond requirement for this subdivision removed from the records, give us a final accounting of fees and close this file.

We appreciate your cooperation regarding this matter.

Very truly yours,



William F. Helmer

WFH/cjh

encl. copy of Town Clerk's  
certificate regarding  
this subdivision dated 2/14/91

Rec'd 11/2/92 @

**Memo FROM:**

**PAUL G. TOWNSEND, Town Clerk**  
**TOWN OF NEW WINDSOR**

914-565-8803

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12060 12553

**TO:**

William F. Helmer, President  
Helmer-Cronin Construction, Inc.  
General Contractors  
27 Central Drive  
Stony Point, New York 10980

**RECEIVED** FAX (914) 565-1142  
FEB 15 1991  
**DATE:** February 14, 1991  
HELMER-CRONIN CONSTRUCTION, INC.  
STONY POINT, NEW YORK

**SUBJECT:** Subdivision Bond

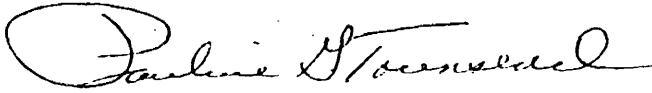
**FOLD HERE**

Dear Mr. Helmer:

Attached hereto, please find a certified copy of a resolution approved by the New Windsor Town Board at their February 6, 1991, meeting.

Please submit said bond and fee directly to my office.

Sincerely,



PAULINE G. TOWNSEND  
Town Board

PGT:dh  
encl.

by \_\_\_\_\_

*W. F. Helmer*  
*5/6/96*

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

Pauline G. Townsend  
TOWN CLERK



1763

## CLERK'S CERTIFICATE

I, PAULINE G. TOWNSEND, Town Clerk of the Town of New Windsor in the County of Orange, State of New York, HEREBY CERTIFY that the below extract of the minutes has been compared by me with the minutes of the Town Board of the Town of New Windsor in the County of Orange, State of New York, held on the 6th day of February, 1991, and the same is a true and correct transcript therefrom and of the whole thereof so far as the same relates to the subject matter referred to.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
the corporate seal of said Town, this  
14th day of February, 1991.

Town Seal

A handwritten signature in cursive script that reads 'Pauline G. Townsend'.

PAULINE G. TOWNSEND, TOWN CLERK  
Town of New Windsor

Motion by Councilwoman, Fiedelholtz, seconded by Councilwoman Siano that the Town Board of the Town of New Windsor establish a performance bond in the amount of \$212,000.00, also an engineering field review fee of \$8,480.00 be deposited with the Town Clerk, for the Ecolochem Subdivision, as per the recommendation of McGoey, Hauser and Edsall Consulting Engineers, P.C.

Roll Call: All Ayes

Motion Carried: 5-0



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

26 October 1992

**Helmer Cronin Construction, Inc.**  
**27 Central Drive**  
**Stoney Point, New York 10980**

**ATTENTION: WILLIAM HELMER**

**SUBJECT: GATEWAY INDUSTRIAL PARK - T/NEW WINDSOR**  
**STATUS OF PROJECT BONDING**

**Dear Mr. Helmer:**

Thank you very much for providing me with a copy of your correspondence dated 23 June 1988 in connection with the subject project. We have made a review of the files for the project, both in our office and at the Town Planning Board. We have located the original copy of your letter dated 23 June 1988, which was provided to address the non-completed road and utility work for the "loop road" of the project. With your aforementioned letter, you included a breakdown for the remaining work, dated 20 June 1988, as well as a copy of a proposed bond issued by Aetna Life & Casualty (there is no record that the original bond was ever submitted).

With regard to the proposed Bond amount, same was reviewed by Town Engineer Richard McGoeY, P.E., and was found inadequate to properly cover the remaining work to be constructed. Mr. McGoeY contacted your company on 28 June 1988 in this regard. A letter dated 12 July 1988 from Helmer Cronin Construction to Supervisor George A. Green acknowledged that the \$136,500 Performance Bond amount was found unacceptable and indicated that the "revised" amount was established at \$243,700. The 12 July 1988 letter also indicates that a "new" Bond was submitted in this increased amount, however, a review of all files and record information indicates that such a Bond is not on file, nor is there any record for the transmittal of a Bond in such amount.

Helmer Cronin  
Construction, Inc..

-2-

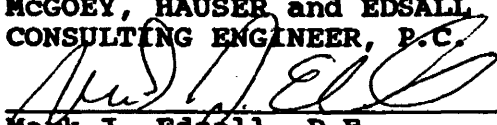
26 October 1992

In line with the above, we hereby request that you assist us by forwarding documentation/records with regard to the submittal of the bond in the revised amount, as well as the acceptance of same by the Town Board. Further, if a copy of the actual Bond is available, we would appreciate a copy of same.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEER, P.C.

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

cc: George A. Green, Town Supervisor  
James Petro, Planning Board Chairman  
Richard D. McGoe, P.E., Town Engineer

A:HELMER.mk



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
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New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

22 October 1992

**MEMORANDUM**

**TO:** Richard D. McGoeY, P.E., Town Engineer

**FROM:** Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT:** ECOLOCHEM SUBDIVISION (NWPB 90-38)  
YOUR MEMORANDUM DATED 10 SEPTEMBER 1992

With regard to the subject matter which was referenced in your 10 September 1992 memorandum, please be advised that I have reviewed the Planning Board records and have determined that the Ecolochem Subdivision received final subdivision approval on 22 August 1990, subject to submission of Bonding and Offers of Dedication for the project. Further, it is my understanding that the conditions of this approval were not satisfied within the 180 day period referenced under the Town Law of the State of New York. As such, it is my conclusion that the conditional approval is, by law, expired. As such, no approval exists for this subdivision.

If the Planning Board receives a new application for the proposed subdivision, I am confident that they will process same in accordance with the Town and State Laws at that time.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

cc: James Petro, Planning Board Chairman

A:10-19-2E.mk



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

30 June 1992

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553

ATTENTION: JAMES PETRO, CHAIRMAN

SUBJECT: GATEWAY INTERNATIONAL PARK  
DRAINAGE EVALUATION

Dear Chairman Petro:

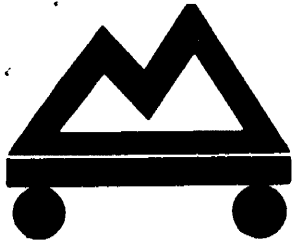
Pursuant to the discussions held at the 24 June 1992 Planning Board meeting regarding the subject matter, I have received a copy of a letter dated 24 June 1992 from Mr. Sy Kaplowitz of Mount Ellis Paper confirming their position regarding the proposed corrective drainage improvements by William Helmer. As discussed during the aforementioned Planning Board meeting, it is my opinion that this is a matter between the individual private property owners and must be resolved between those parties. Notwithstanding this situation, I will continue to participate in the discussion of alternatives, in an effort to assist these parties in reaching a solution satisfactory to those parties, as well as the Town. In line with same, I have had a recent discussion with Gregory Shaw, P.E. of Shaw Engineering to discuss an additional alternative to the previously identified solutions. I am hopeful that this newly identified alternative will prove technically feasible and would subsequently be found acceptable to the parties involved. Once the technical evaluation of the alternatives is completed, I am sure that this matter will require further discussion between the private parties, followed by a review by the Town Planning Board. Please contact me if you have any questions concerning the above.

Very truly yours,

McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS, P.C.

  
Mark J. Edsall, P.E.  
Planning Board Engineer  
MJEss

cc: Supervisor George A Green  
Sye Kaplowitz  
William Helmer  
a:gateway.ss



# MT. ELLIS PAPER CO., INC.

*"A Mountain of Goods at Your Service"*

P.O. BOX 4083 WEMBLEY ROAD, GATEWAY INTERNATIONAL PARK, NEW WINDSOR, N.Y. 12553 Tel: (914) 567-1100  
FAX: (914) 567-1146

Planning Board Chairman  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553

June 24, 1992

RE: W.O. 941.01E  
MT. ELLIS PAPER  
GATEWAY INDUSTRIAL PARK

Dear Sir:

Pursuant to the drainage study submitted by Bill Helmer and our previous correspondence regarding concerns with its impact on our facility, please be advised that Mt. Ellis will not grant the necessary easements that are required by the plan. Our reasons for disallowing the easement are as follows:

1. The proposed final storm water management for Gateway Industrial Park as described in Shaw Engineering's report will result in flooding of the truck loading dock area at our facilities. This flooding will not only impact traffic flow but will cause degradation of the pavement structure due to saturation and softening of the subgrade base material.
2. Filling of the area behind the building to create positive drainage in this area to the proposed drainage swale along the south property line must be performed in a manner that will not preclude further expansion of the facility. As a result any grading behind the building may become cost prohibitive based on the type of fill material (i.e. select granular soils) and placement methodology that will be required to maintain our ability to expand in the future.

The aforementioned concerns were expressed to your engineering consultant, Mark Edsall and Pat Hines at a meeting held in our office on June 22, 1992. There was general concurrence among our engineering consultant and your consultants that the potential impacts described above were real and of serious concern.



6/29/92 @



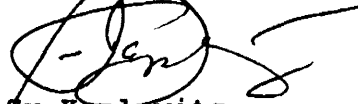
Planning Board Chairman

Page 2

June 24, 1992

I appreciate your attention in this matter and I request that you keep us informed regarding further development.

Sincerely,

A handwritten signature in black ink, appearing to read "Sy Kapiowitz", is written over the word "Sincerely,".

Sy Kapiowitz

File 1\941.01E.LTR

cc: William Helmer  
George Green/Supervisor  
Mark Edsall  
Town Board

# Planning Board

15

REGULAR TOWN BOARD AND WATER BOARD MEETING  
WED., FEBRUARY 6, 1991; 7:30 P.M.  
NEW WINDSOR TOWN HALL  
NEW WINDSOR, NEW YORK

BOARD MEMBERS PRESENT: Supervisor Green, Councilman Heft,  
Councilwoman Fiedelholz, Councilman  
Spignardo, Councilwoman Siano.

OTHER OFFICIALS PRESENT: Town Comptroller Reis, Police Chief  
Koury.

## SALUTE TO FLAG

Supervisor Green called to order the Regular Town Board and  
Water Board Meeting and presided over same.

## #1 On Agenda - Minutes

Motion by Councilwoman Siano, seconded by Councilman Heft that  
the Town Board of the Town of New Windsor approve the Minutes  
of the Regular Town Board and Water Board Meeting, held on  
January 23, 1991, as per the copies posted on the Town Clerk's  
Bulletin Board in the Town Hall and same distributed to each  
of the Town Board Members.

Roll Call: All Ayes

Motion Carried: 5-0

## UNFINISHED BUSINESS

NONE

## HIGHWAY DEPARTMENT

NONE

## WATER DEPARTMENT

SANITATION DEPARTMENT

## GENERAL

Motion by Councilwoman Fiedelholtz, seconded by Councilwoman Siano that the Town Board of the Town of New Windsor appoint JAMES R. PETRO, JR., to fill the unexpired term of Jack Babcock, as a member of the New Windsor Zoning Board of Appeals. Term to be effective immediately and expire December 31, 1993, also, authorize the Town Clerk to issue Town Code Book.

Roll Call: All Ayes                      Motion Carried: 5-0

Motion by Councilman Spignardo, seconded by Councilman Heft that the Town Board of the Town of New Windsor authorize the reappointment of Jean Antonelli to the Assessment Board of Review, five year term to begin immediately and expire on September 30, 1995.

Roll Call: All Ayes                      Motion Carried: 5-0

Hearing no objection, the Town Board of the Town of New Windsor receive and file with the Town Clerk, the Fire Prevention Department's Annual Report for the year 1990, submitted by Robert F. Rodgers, Fire Inspector.

REGULAR TOWN BOARD AND WATER BOARD MEETING  
WED., FEBRUARY 6, 1991

SHEET 2

#5 On Agenda - Receive and file-Notice Under Mechanic's Lien Law

Hearing no objections, the Town Board of the Town of New Windsor receive and file with the Town Clerk, Notice Under Mechanic's Lien Law for account of Public Improvement, dated January 22, 1991, from W.R.M. Corporation, against the Town of New Windsor, Darlind Co., Inc., Gridley-Marino Construction Corporation. Same being referred to the Attorney for the Town.

#6 On Agenda - Receive and file-1990 Police Department Annual  
Report

Hearing no objection, the Town Board of the Town of New Windsor receive and file with the Town Clerk, the 1990 Police Department Annual Report.

#7 On Agenda - Motion-Authorize the issuance of Solicitor's  
permit

Motion by Councilman Spignardo, seconded by Councilwoman Siano that the Town Board of the Town of New Windsor approve the application for a Solicitor's Permit submitted by Grace Lee Selover of Barrytown, New York to sell fresh cut flowers at the BP Service Station, Little Britain Road, New Windsor, New York, and that she obtain a permit from the Town Clerk's Office.

Roll Call: Councilwoman Siano, Nay; Councilman Spignardo, Nay; Councilwoman Fiedelholtz, Nay; Councilman Heft, Nay; Supervisor Green, Nay.

Motion Lost: 5-0

#8 On Agenda - Motion-Authorize the Assessor to attend seminar

Motion by Councilman Heft, seconded by Councilwoman Fiedeholtz that the Town Board of the Town of New Windsor authorize the Assessor, Leslie Cook to attend the "Fundamentals of Equalization" course to be held April 8-11th, 1991, in Goshen. Costs will be reimbursed by the State.  
Roll Call: All Ayes                      Motion Carried: 5-0

#9 On Agenda - Motion-Authorization for school board to use voting machines

Motion by Councilwoman Siano, seconded by Councilman Heft that the Town Board of the Town of New Windsor approve the request of the Newburgh Board of Education for the use of the Town's voting machines for their annual school election to be held on May 7, 1991.  
Roll Call: All Ayes                      Motion Carried: 5-0

#10 On Agenda - Motion-Establish performance bond-Ecolochem Subdivision

Motion by Councilwoman Fiedelholtz, seconded by Councilwoman Siano that the Town Board of the Town of New Windsor establish a performance bond in the amount of \$212,000.00, also an engineering field review fee of \$8,480.00 be deposited with the Town Clerk, for the Ecolochem Subdivision, as per the recommendation of McGoey, Hauser and Edsall Consulting Engineers P.C.  
Roll Call: All Ayes                      Motion Carried: 5-0  
(With reference to the aforesaid resolution-the cash amount stipulated will be given directly to the Comptroller.)

*Do. B. B. B.*

REGULAR TOWN BOARD AND WATER BOARD MEETING  
WED., FEBRUARY 6, 1991 SHEET

#11 On Agenda - Officials Reports

Hearing no objections, the following reports were received,  
recorded and filed with the Town Clerk:

Social Service Director's report month of December 1990.  
Recreation Director's report month of January 1991.  
Town Justice Thorpe's report month of January 1991.  
Tax Receiver's report month of January 1991.  
Tax Receiver's report month of January 1991.  
Town Clerk's report month of January 1991.  
Town Justice Suttlehan's report month of December 1990.  
Building Inspector's report month of January 1991.

#12 On Agenda - Public Forum

Hearing no one wishing to speak, the Supervisor entertained  
a motion to close the Public Forum portion of the Agenda.

Motion by Councilwoman Fiedelholz, seconded by Councilwoman  
Siano that the Town Board of the Town of New Windsor close  
the Public Forum Portion of the Meeting.

Roll Call: All Ayes Motion Carried: 5-0

#13 On Agenda - Adjourn

Motion by Councilwoman Fiedelholz, seconded by Councilwoman  
Siano that the Town Board of the Town of New Windsor adjourn  
the Regular Town Board and Water Board Meeting at 7:40 P.M.

Roll Call: All Ayes Motion Carried: 5-0

Respectfully submitted,

*Dorothy H. Hansen*

DHH:ec

DOROTHY H. HANSEN  
DEPUTY TOWN CLERK

MEMORANDUM

TO: **TOWN OF NEW WINDSOR PLANNING BOARD**  
ATTENTION: CARL SCHIEFER, CHAIRMAN

TOWN OF NEW WINDSOR TOWN BOARD  
ATTENTION: GEORGE GREEN, SUPERVISOR

SUBJECT: ECOLOCHEM SUBDIVISION  
EXTENSION OF EXECUTIVE DRIVE  
AND PERFORMANCE BOND ESTIMATE

DATE: JANUARY 10, 1991

Dear Mr. Schiefer and Mr. Green:

We are in receipt of a performance bond estimate dated 4 January, 1991, a copy of which has been enclosed, from Helmer-Cronin Construction, Inc. Please be advised that there were several elements of work that have been excluded from the enclosed estimate including fire hydrants and right of way monuments. In addition, we have revised the unit prices to reflect more realistically prevailing wage, which would have to be paid by the Town of New Windsor in the event of default.

On the basis of the above, we have enclosed a revised performance bond estimate which reflects a recommended performance bond amount of \$212,000.00. In addition, please be advised that an engineering field review fee of \$8,480.00 (4% of \$212,000.00) must be posted with the Town prior to signature of final maps.

We are hopeful that the above is satisfactory for your action, however, if you should have any additional questions in this matter, please contact our office.

Very truly yours,

Richard D. McGoey, P.E.  
Richard D. McGoey, P.E.,  
Engineer for the Town

RDM:mlm  
HELMER.J10

cc: William Helmer - Helmer-Cronin Construction, Inc.



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

PERFORMANCE BOND ESTIMATE  
ECOLOCHEM SUBDIVISION  
JANUARY 10, 1991

## ROAD EXTENSION ADJACENT TO ECOLOCHEM:

| ITEM                                 | QUANTITY   | PRICE      | COST                |
|--------------------------------------|------------|------------|---------------------|
| Fire Hydrants                        | 3          | \$1,500.00 | \$ 4,500.00         |
| 10" Ductile Iron Water Line          | 1,280 ft.  | 60.00      | 76,800.00           |
| 8" PVC Sewer Line                    | 380 l.f.   | 40.00      | 15,200.00           |
| Sewer Manholes                       | 2          | 1,500.00   | 3,000.00            |
| Storm Sewer Catch Basins             | 2          | 1,500.00   | 3,000.00            |
| 18" CMP                              | 42 l.f.    | 30.00      | 1,260.00            |
| 36" CMP                              | 384 l.f.   | 45.00      | 17,280.00           |
| Paving - Foundation &<br>Base Course | 4,880 s.y. | 12.00      | 58,560.00           |
| Top Course                           | 4,880 s.y. | 6.00       | 29,280.00           |
| Misc. Grading, Seeding, Etc.         |            |            | 2,000.00            |
| R.O.W. Monuments                     | 10         | 75.00      | 750.00              |
| TOTAL:                               |            |            | <u>\$211,630.00</u> |
| RECOMMENDED BOND:                    |            |            | <u>\$212,000.00</u> |
| ENGINEERING FIELD REVIEW FEE:        |            |            | <u>\$ 8,480.00</u>  |



27 Central Drive  
Stony Point, N.Y. 10980  
(914) 942-1330  
Fax (914) 942-1165



**HELMER-CRONIN CONSTRUCTION, INC.**  
GENERAL CONTRACTORS

January 4, 1990

20-38  
**RECEIVED**  
JAN 4 1991

MCGoey, Hauser & Eosall  
Consulting Engineers, P.C.

Mr. Richard Mc Goey, Town Engineer  
Mc Goey, Hauser & Edsall  
45 Quassaick Avenue (Route 9W)  
New Windsor, New York 12550

Re: Ecolochem Subdivision  
Gateway International Park

Dear Mr. Mc Goey:

The following is our estimate of road improvements to be made in accordance with the subject subdivision.

Road extension adjacent to Ecolochem:

|   |                      |
|---|----------------------|
| 10" Ductile Iron Water Line 1280 LF @ \$20.00       | = \$ 25,600.00       |
| 8" PVC Sewer Line 380 LF @ \$20.00                  | = 7,600.00           |
| 2 Sewer Manholes @ \$1,500.00                       | = 3,000.00           |
| 2 Storm Sewer Catch Basins @ \$1,500.00             | = 3,000.00           |
| 18" CMP 42 LF @ \$15.00                             | = 630.00             |
| 36" CMP 384 LF @ \$20.00                            | = 7,680.00           |
| Paving - Foundation & Base Course 4880 SY @ \$12.00 | = 58,560.00          |
| Top Course 4880 SY @ \$6.00                         | = 29,280.00          |
| Misc. Grading, Seeding, Etc.                        | = 2,000.00           |
|   | <u>\$ 198,000.00</u> |

Kindly review the above and advise if the above is acceptable for establishing the bond amount required in order to receive a signed map and file the subdivision.

Very truly yours,  
Helmer-Cronin Construction, Inc.

William F. Helmer  
President

WFH/eah



HELMER SUBDIVISION (90-38) GATEWAY PARK

Mr. Jeff Bellows of Tectonic and Patrick Kennedy came before the Board representing this proposal.

MR. KENNEDY: Lot #2 is on the end proposing a four lot subdivision, lot #1 is the lot that is going to be used by Ecolochem. Lot #2 is the residual of that piece of land, it will be left over. Three and four are created strictly by the placement of the road and so on in here. But we do have four lots, everything was submitted to Mark although I believe the sewer and water line.

MR. SCHIEFER: There is some concern around town about the water availability for Ecolochem. I have no problem with the subdivision whatsoever but just be aware.

MR. KENNEDY: That was brought up at the last meeting and that is partially what the public hearing is about that is coming up. I realize that. And this was coming in because we had to do this first.

MR. SCHIEFER: I understand but the fire inspector has already said no so it is going to have to be addressed.

MR. PAGANO: This piece of property here, I forget the name of this outfit.

MR. KENNEDY: ENAP.

MR. PAGANO: They were going to enlarge their building at one time and mentioned they may go this way. Anything ever come of that?

MR. HELMER: No, they have the land, they are going north.

MR. PAGANO: Okay.

MR. BABCOCK: They have an approval on the site plan for an extension now, they didn't build it but they have an approval.

MR. EDSALL: Based on the lot as they currently have it.

MR. SCHIEFER: Any questions on the subdivision gentlemen?

MR. VAN LEEUWEN: No, I don't have any.

MR. MC CARVILLE: I make a motion that we take lead agency position.

MR. VAN LEEUWEN: I will second it.

## ROLL CALL:

|                |     |
|----------------|-----|
| Mr. McCarville | Aye |
| Mr. VanLeeuwen | Aye |
| Mr. Pagano     | Aye |
| Mr. Lander     | Aye |
| Mr. Dubaldi    | Aye |
| Mr. Schiefer   | Aye |

MR. VAN LEEUWEN: I make a motion we declare a negative declaration.

MR. DUBALDI: I will second it.

## ROLL CALL:

|                |     |
|----------------|-----|
| Mr. McCarville | Aye |
| Mr. VanLeeuwen | Aye |
| Mr. Pagano     | Aye |
| Mr. Lander     | Aye |
| Mr. Dubaldi    | Aye |
| Mr. Schiefer   | Aye |

MR. VAN LEEUWEN: I make a motion that we waive the public hearing.

MR. MC CARVILLE: I will second that.

MR. PAGANO: Can we ask the developer what he has planned? Is there a reason he is subdividing?

MR. KENNEDY: The main reason is Ecolochem now the other two lots are predominately created by the fact that we are now extending the road and by the fact that you are putting the road in creates those other two lots. The purpose of lot #2 on the end I am not sure.

MR. SCHIEFER: We shouldn't even mention Ecolochem on this. It has nothing to do with the subdivision.

MR. VAN LEEUWEN: I make a motion we waive the public hearing.

MR. DUBALDI: I will second it.

## ROLL CALL:

|                |     |
|----------------|-----|
| Mr. McCarville | Aye |
| Mr. VanLeeuwen | Aye |
| Mr. Pagano     | Aye |
| Mr. Lander     | Aye |

## ROLL CALL (CONT'D):

Mr. Dubaldi           Aye  
Mr. Schiefer          Aye

MR. VAN LEEUWEN: I make a motion to approve the four lot Helmer Subdivision 90-38. It is an on-going subdivision, it is no big deal.

MR. SCHIEFER: We are approving the four lot subdivision.

MR. MC CARVILLE: I will second it.

## ROLL CALL:

Mr. McCarville       Aye  
Mr. VanLeeuwen      Aye  
Mr. Pagano           Aye  
Mr. Lander           Aye  
Mr. Dubaldi          Aye  
Mr. Schiefer          Aye

MR. VAN LEEUWEN: We have one little problem. We have, it is not a problem legally it's got to be bonded, the road has got to be bonded. I suggest Mr. Helmer gets together with our Town Engineer and gets a bond set up prior to stamping.

MR. EDSALL: Normal procedures with the offers of dedication, the bonding and the description of the road which is procedural.

MR. SCHIEFER: This has nothing to do with the subdivision as far as Ecolochem goes. If the site plan--if you do not resolve the issue with the Fire Department, the public hearing will be cancelled. You know, they wanted to take it off before I said give them a chance to resolve the issue. If it is resolved by the time we have the public hearing, we will go on with it otherwise, the public hearing will be cancelled. I'm telling Tectonic and I am telling you, I am telling the three people that should know.

MR. KENNEDY: My part of it is over.

MR. EDSALL: It's already been published and already had mailings made.

MR. SCHIEFER: We are aware of that but if there's something like a fire department issue that is going to stop it dead, we are going to stop it. That is the reason I am making a point of this. I know they have gone to the expense of the mailings but they have requested to be kept on in the event they can resolve

8-22-90

the issue, just don't want any surprises.

Rev 1

AUG 10 1990

90 - 38

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ ✓ \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
LANDS OF WILLIAM HELMER has been  
reviewed by me and is approved \_\_\_\_\_  
disapproved \_\_\_\_\_ ✓ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

APPROVAL GRANTED UPON VERIFICATION WITH MARK  
EDSALL OF DOCUMENTED PRESSURE TESTING OF NEW  
SEWER LINES.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

J. P. Egger  
SANITARY SUPERINTENDENT

9-4-90

DATE

✓  
CC: M.E.



**TELEPHONE (914) 562-8640**  
**PORT JERVIS (914) 856-5600**

**RICHARD D. McGOEY, P.E.**  
**WILLIAM J. HAUSER, P.E.**  
**MARK J. EDSALL, P.E.**

**Licensed in New York,  
New Jersey and Pennsylvania**

## PLANNING BOARD WORK SESSION RECORD OF APPEARANCE

TOWN OF New Windsor P/B #      -     

WORK SESSION DATE: 17 July 1990 APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full App

PROJECT NAME: Helmer minor sub of lot 17.4

PROJECT STATUS: NEW        OLD

REPRESENTATIVE PRESENT: Pat K, Bill H, Jeff B

TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP. Rich  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

**ITEMS TO BE ADDRESSED ON RESUBMITTAL:**

- Make DEC/OCDETH app'l cross references.
- Second sheet roadway profile
- OCED-MYRA send a. rom a. REC'D
- draw up sub. together



MARY MCPHILLIPS  
County Executive

90-38

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

PETER GARRISON Commissioner  
VINCENT HANBORN Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 27-90 N  
County I.D. No. 4 / 3 / 17.4  
Route 207

Applicant William Helmer

Proposed Action: 4 lot Non-residential Subdivision

State, County, Inter-Municipal Basis for 239 Review within 500 feet of Route 207

Comments: There are no intra-community or countywide planning considerations to bring  
to your attention at this time.

Related Reviews and Permits

County Action: Local Determination XXXXXXXX Disapproved        Approved       

Approved subject to the following modifications and/or conditions:

8/9/90

Date 8/14/90

as per from Commissioner



HELMER.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 15 August 1990

SUBJECT: William Helmer; Subdivision of Lands

PLANNING BOARD REFERENCE NUMBER: PB-90-38

DATED: 10 August 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-071

A review of the above mentioned subdivision plan was conducted on 15 August 1990.

This four (4) lot subdivision is approved.

PLANS DATED: 9 August 1990; Revision 1.

*Robert F. Rodgers m.r.*

Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

1763

August 15, 1990

Tectonic Engineering Consultants, PC  
PO Box 447, 600 Route 32  
Highland Mills, NY 10930

Attn: Mr. Jeffrey Bellows:

Re: Tax Map Parcel #4-3-17.4 - William F. Helmer

Dear Mr. Bellows:

According to our records, the attached is a list of property owners adjacent to and across the street from the subject lot.

The charge for this service is \$25.00, which you have paid in the form of your deposit.

Sincerely,

LESLIE COOK  
Sole Assessor

*Leslie Cook /po*

LC/po  
Attachments

cc: Planning Board, Tn. of NW

J & H Smith Light Corp.  
PO Box 1449  
Newburgh, NY 12550

State of New York  
Office of Comptroller  
Gov. A. Smith Office Bldg.  
Albany, NY 12203

ENAP, Inc.  
4 Executive Dr.  
New Windsor, NY 12553

Wright, James C.  
525 Little Britain Rd.  
New Windsor, NY 12553

Toepert, Emma  
523 Little Britain Rd.  
New Windsor, NY 12553

HZ Development Partners  
Gateway International Park  
Wembly Rd.  
New Windsor, NY 12553

Sloan, Jr. Warren  
PO Box 4545  
New Windsor, NY 12553

Duggan & Crotty  
343-345 Temple Hill Rd.  
New Windsor, NY 12553

Freedom Road Realty Associates  
335 Temple Hill Rd.  
New Windsor, NY 12553

CHKK Realty Co.  
Wembly Rd., Gateway International Park  
PO Box 4083  
New Windsor, NY 12553

HZ Development Partners  
c/o Helmer-Cronin Const., Inc.  
27 Central Dr.  
Stony Point, NY 10908

8-14-90

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BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~ SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Patrick T. Kennedy for the building or subdivision of  
Wm. Helmer has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

Water is readily available in this area  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

John D. Dill  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

CC: M.E.

90 - 38

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INS.~~,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision ✓ \_\_\_\_\_ as submitted by  
Tectonic Eng. for the building or subdivision of  
William Helmer has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Luman D. Masten Jr  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

August 9, 1990  
\_\_\_\_\_  
DATE

✓  
CC: M.E.

Rev 1

AUG 10 1990

90-38

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSPE.~~,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision ✓ \_\_\_\_\_ as submitted by  
Technic Eng. for the building or subdivision of  
Wilmer Helmer has been  
reviewed by me and is approved ✓ \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Luman R. Masten Jr  
~~SANITARY SUPERINTENDENT~~

August 19, 1990  
DATE

✓  
CC: M.E.

Orig.

AUG - 8 1990

90 - 38

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

8/10/90 Subdivision \_\_\_\_\_ as submitted by

Tectonic \_\_\_\_\_ for the building or subdivision of  
Gateway International Park \_\_\_\_\_ has been

reviewed by me and is approved ☒

~~disapproved~~

~~If disapproved, please list reason~~

This proposed loop system will be beneficial to  
this area and town.

HIGHWAY SUPERINTENDENT

  
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: M.E.

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project Subdivision of Land for William Helmer
2. Name of Applicant William Helmer Phone 942-1330  
Address Cory Beech Lane Pomona N.Y. 10970  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan David T. Kennedy Phone 962-6444  
Address 219 Quassaick Ave. New Windsor NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting William Helmer Phone 942-1330  
(Name)
7. Location: On the N. side of Wenby Rd  
at Northlys intersection with Temple Hill (100 feet)  
feet (Direction)  
of \_\_\_\_\_  
(Street)
8. Acreage of Parcel 14.585 9. Zoning District P.I
10. Tax Map Designation: Section 4 Block 3 Lot 17.4
11. This application is for A lot industrial Subdivision



12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership None  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

William F. Helmer being duly sworn, deposes and says that he resides at Grey Beech Lane, Pomona, N.Y. 10970 in the County of Rockland and State of New York and that he is (the owner in fee) or

(Official Title)

~~of the Corporation which is~~ the Owner in fee of the premises described in the foregoing application and that he has authorized Patrick T. Kennedy to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

William F. Helmer  
(Owner's Signature)

8th day of August 1989

William F. Helmer  
(Applicant's Signature)

Patricia E. O'Brien  
Notary Public

Owner  
(Title)

PATRICIA E. O'BRIEN  
Notary Public, State of New York  
Residing in County of Orange  
No. 4641496  
Commission Expires Feb. 28, 1992

90-38  
8/22/90

PROJECT I.D. NUMBER

617.21

SEQR

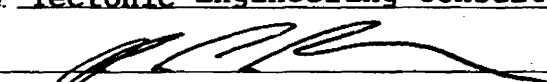
Appendix C

State Environmental Quality Review

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

|   |  |
|---|--|
| <p>1. APPLICANT /SPONSOR<br/><b>William Helmer</b></p>  | <p>2. PROJECT NAME<br/><b>Helmer Subdivision</b></p> |
| <p>3. PROJECT LOCATION:<br/>Municipality <b>Town of New Windsor</b> County <b>Orange</b></p>  |  |
| <p>4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)<br/><br/><b>Wembly Road in Gateway International Park;<br/>Across the street from Mt. Ellis</b></p>   |  |
| <p>5. IS PROPOSED ACTION:<br/> <input checked="" type="checkbox"/> New    <input type="checkbox"/> Expansion    <input type="checkbox"/> Modification/alteration         </p>   |  |
| <p>6. DESCRIBE PROJECT BRIEFLY:<br/><br/><b>4 Lot subdivision; Extension of Executive Drive to Wembly Road</b></p>  |  |
| <p>7. AMOUNT OF LAND AFFECTED:<br/>Initially <b>17.85</b> acres    Ultimately <b>17.85</b> acres</p>  |  |
| <p>8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?<br/> <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No    If No, describe briefly         </p>   |  |
| <p>9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?<br/> <input type="checkbox"/> Residential    <input checked="" type="checkbox"/> Industrial    <input checked="" type="checkbox"/> Commercial    <input type="checkbox"/> Agriculture    <input type="checkbox"/> Park/Forest/Open space    <input type="checkbox"/> Other<br/>         Describe:       </p> |  |
| <p>10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?<br/> <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals         </p>   |  |
| <p>11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?<br/> <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval         </p>  |  |
| <p>12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?<br/> <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No         </p>  |  |
| <p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE</p>  |  |
| <p>Applicant/sponsor name: <b>Tectonic Engineering Consultants P.C.</b>    Date: <b>8/22/90</b></p>   |  |
| <p>Signature: </p>   |  |

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment**

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

|   |  |
|---|--|
| <p><b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b></p> <p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p>  | <p>If yes, coordinate the review process and use the FULL EAF.</p>                 |
| <p><b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b></p> <p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p>   | <p>If No, a negative declaration may be superseded by another involved agency.</p> |
| <p><b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b></p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p><br><br><br><br><br><p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p><br><br><br><br><br><p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p><br><br><br><br><br><p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p><br><br><br><br><br><p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p><br><br><br><br><br><p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p><br><br><br><br><br><p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p><br><br><br><br><br> |  |
| <p><b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b></p> <p><input type="checkbox"/> Yes      <input type="checkbox"/> No      If Yes, explain briefly</p>  |  |

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

|  |  |
|--|--|
| <p><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</p> <p><input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:</p> |  |
| <p>_____<br/>Name of Lead Agency</p>   |  |
| <p>_____<br/>Print or Type Name of Responsible Officer in Lead Agency</p>  | <p>_____<br/>Title of Responsible Officer</p>                                  |
| <p>_____<br/>Signature of Responsible Officer in Lead Agency</p>   | <p>_____<br/>Signature of Preparer (If different from responsible officer)</p> |
| <p>_____<br/>Date</p>  |  |

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

|   |   |
|---|---|
| 1. APPLICANT /SPONSOR<br><i>William Helmer</i>  | 2. PROJECT NAME <i>subdivision of land for William Helmer</i> |
| 3. PROJECT LOCATION:<br>Municipality <i>Town of New Windsor</i> County  |   |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)<br><i>N.W. corner Kembley Rd &amp; Temple Hill Rd (N.Y.S. Rte. 300)</i>  |   |
| 5. IS PROPOSED ACTION:<br><input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration  |   |
| 6. DESCRIBE PROJECT BRIEFLY:<br><i>Proposed 4 lot industrial Subdivision</i>  |   |
| 7. AMOUNT OF LAND AFFECTED:<br>Initially <i>14.585</i> acres Ultimately <i>14.585</i> acres   |   |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly   |   |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?<br><input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other<br>Describe: |   |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals   |   |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval  |   |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |   |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE   |   |
| Applicant/sponsor name: _____ Date: _____   |   |
| Signature: _____  |   |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

|   |  |
|---|--|
| <b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF.<br><input type="checkbox"/> Yes <input type="checkbox"/> No  |  |
| <b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency.<br><input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| <b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b><br>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:<br><br>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:<br><br>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:<br><br>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:<br><br>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:<br><br>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:<br><br>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:<br><br><b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b><br><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly |  |

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

|   |   |
|---|---|
| <input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.  |   |
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination: |   |
| _____   |   |
| Name of Lead Agency   |   |
| _____   | _____   |
| Print or Type Name of Responsible Officer in Lead Agency  | Title of Responsible Officer                                  |
| _____   | _____   |
| Signature of Responsible Officer in Lead Agency   | Signature of Preparer (if different from responsible officer) |
| _____   |   |
| Date  |   |

AUG - 8 1990

90 - 38

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

William F. Helmer, deposes and says that he  
resides at Grey Beech Lane, Pomona, NY 10970  
(Owner's Address)  
in the County of Rockland  
and State of New York  
and that he is the owner in fee of Gateway International Park  
(Ecolochem Application)  
which is the premises described in the foregoing application and  
that he has authorized Tectonic Engineering Consultants P.C.  
to make the foregoing application as described therein.

Date: 7/17/90

William F. Helmer  
(Owner's Signature)  
J.R. Taylor  
Director of Operations  
J.R. Taylor  
(Witness' Signature)

AUG - 8 1990

## PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

William Helmer, deposes and says that he  
resides at Gray Beech Lane  
(Owner's Address)

in the County of Rockland  
and State of New York  
and that he is the owner in fee of Tax Map Sect 4,  
Block 3, Lot 17.4

which is the premises described in the foregoing application and  
that he has authorized Patrick T. Kennedy, L-S  
to make the foregoing application as described therein.

Date: 8/8/90

William Helmer  
(Owner's Signature)

Patricia E. O'Brien  
(Witness' Signature)

## TOWN OF NEW WINDSOR PLANNING BOARD

## MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- \*2. To be prepared under sep. cover ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- \*2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

\*If applicable.



13. ✓ Name of adjoining owners.
14. ✓ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. NA Flood land boundaries.
16. NA A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. ✓ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- \*25. ✓ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

29. NA Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. NA Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. ✓ Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Donald A. Br...  
Licensed Professional

Date: 6-19-90

## TOWN OF NEW WINDSOR PLANNING BOARD

## MINOR SUBDIVISION CHECKLIST

## I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- \*2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

## II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- \*2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

\*If applicable.

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13. ☒ Name of adjoining owners.
14. ☒ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. ☒ Flood land boundaries.
16. ☒ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ☒ Final metes and bounds.
18. ☒ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ☒ Include existing or proposed easements.
20. ☒ Right-of-Way widths.
21. ☒ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ☒ Lot area (in square feet for each lot less than 2 acres).
23. ☒ Number the lots including residual lot.
24. ☒ Show any existing waterways.
- \*25. ☒ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ☒ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ☒ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ☒ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

29.            Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30.            Provide "septic" system design notes as required by the Town of New Windsor.
31.            Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32.            Indicate percentage and direction of grade.
33.            Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34.            Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35.            Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGEMENT:**

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:   
Licensed Professional

Date: Aug. 1, 1990

AUG - 8 1990

## FOR OFFICIAL USE ONLY

Permit No. \_\_\_\_\_

Fee Received \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ County, New York

Permit Application for Development  
in  
Flood Hazard Areas

A. General instructions page 4 (Applicant to read and sign)

B. For assistance in completing or submittal of this application contact:

\_\_\_\_\_, Floodplain Administrator,  
(Name)\_\_\_\_\_  
(Address)

\_\_\_\_\_, NY ( ) \_\_\_\_\_ - \_\_\_\_\_.

## 1. Name and Address of Applicant

William  
(First Name)

(MI)

Helmer  
(Last Name)

Street Address:

Grey Beech Lane

Post Office:

Pomona

State:

NY

Zip Code:

10970

Telephone:

914 942-1330

2. Name and Address of Owner (If Different)

Same  
(First Name) (MI) (Last Name)

Street Address: \_\_\_\_\_

Post Office: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ - \_\_\_\_\_

3. ~~Engineer, Architect, Land Surveyor~~ (If Applicable)

Patrick E I Kennedy  
(First Name) (MI) (Last Name)

Street Address: 219 Quassaick Ave.

Post Office: New Windsor State: N.Y. Zip Code: 12553

Telephone: 914 562-6444

PROJECT LOCATIONStreet Address: nw corner Wembley Rd  
& Temple Hill RdTax Map No. 4-3-174Name of, distance and direction from nearest intersection or other landmark  
\_\_\_\_\_  
\_\_\_\_\_

Name of Waterway: \_\_\_\_\_

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)Structures

☐ New Construction  
☐ Addition  
☐ Alteration  
☐ Relocation  
☐ Demolition  
☐ Replacement

Structure Type

☐ Residential (1-4 family)  
☐ Residential (More than 4 family)  
☐ Commercial  
☐ Industrial  
☐ Mobile Home (single lot)  
☐ Mobile Home (Park)  
☐ Bridge or Culvert

Estimated value of improvements if addition or alteration: \_\_\_\_\_

Other Development Activities

☐ Fill    ☐ Excavation    ☐ Mining    ☐ Drilling    ☐ Grading  
☐ Watercourse alteration    ☐ Water System    ☐ Sewer System  
☐ Subdivision (New)    ☐ Subdivision (Expansion)  
☐ Other (Explain)



### CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

AUG - 8 1999

\_\_\_\_\_ of \_\_\_\_\_  
Flood Hazard Development Permit

Administrative Action  
Completed by Floodplain Administrator

Proposed project located in \_\_\_\_\_ "A" zone with elevation  
\_\_\_\_\_ "A" zone without elevation  
\_\_\_\_\_ Floodway  
\_\_\_\_\_ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is \_\_\_\_\_

Source documents: \_\_\_\_\_

PLAN REVIEW

Elevation to which lowest floor is to be elevated \_\_\_\_\_ ft. (NGVD)  
Elevation to which structure is to be floodproofed \_\_\_\_\_ ft. (NGVD)  
Elevation to which compacted fill is to be elevated \_\_\_\_\_ ft. (NGVD)

ACTION

\_\_\_\_\_ Permit is approved, proposed development in compliance with applicable floodplain management standards.

\_\_\_\_\_ Additional information required for review. Specify: (i.e, encroachment analysis)

\_\_\_ Permit is conditionally granted, conditions attached.

\_\_\_ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is \_\_\_\_\_ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date: \_\_\_\_\_ Signature \_\_\_\_\_

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\_\_\_\_\_ of \_\_\_\_\_  
 \_\_\_\_\_ County, New York

### Development in Flood Hazard Areas Instructions

1. Type or print in ink
2. Submit \_\_\_\_\_ copies of all papers including detailed construction plans and specifications.
3. -Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF COMPLIANCE  
for  
FLOODPLAIN DEVELOPMENT

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|---|---|
| <p>_____ of _____<br/>County, N.Y.</p> <p>(Applicant shall fill in all pertinent information in Section A including 1 or 2)</p>   |   |
| <p><b>SECTION A</b></p> <p>Premises location _____<br/>_____<br/>_____</p> <p>Applicant Name &amp; Address _____<br/>_____<br/>_____</p> <p>Telephone No. _____</p>   | <p>Permit No. _____<br/>Variance No. _____<br/>Date _____</p> <p>CHECK ONE</p> <p>New Building _____<br/>Existing Building _____<br/>Other (List) _____</p> |
| <p>1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.</p> <p>Signed _____</p> <p>Date _____</p> <p>2. I certify that I have completed the above project in accordance with conditions of variance number _____, dated _____ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.</p> <p>Signed _____</p> <p>Date _____</p> |   |

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

Final Inspection Date \_\_\_\_\_ by \_\_\_\_\_

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. \_\_\_\_\_, or has a duly granted variance.

Signed \_\_\_\_\_  
(Local Administrator)

Date \_\_\_\_\_

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).

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